173.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	834,700 / 834,700
					USE VALUE:	834,700 / 834,700
					ASSESSED:	834,700 / 834,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHEELER DONN EZEKIEL
Owner 2:	WHEELER ANASTASIA
Owner 3:	
Street 1:	85 PAUL REVERE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	85 PAUL REVERE LLC -
Owner 2:	-
Street 1:	C/O BIERBRIER DEVELOPMENT INC
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 6,094 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1920, having primarily Wood Shingle Exterior and 2340 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6094.000	412,000	700	422,000	834,700
Total Card	0.140	412,000	700	422,000	834,700
Total Parcel	0.140	412,000	700	422,000	834,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.71 | /Parcel: 356.7

Legal Description

User Acct 114922

GIS Ref

GIS Ref

Insp Date 07/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 173.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	412,000	700	6,094.	422,000	834,700	834,700	Year End Roll	12/18/2019
2019	104	FV	359,900	700	6,094.	415,900	776,500	776,500	Year End Roll	1/3/2019
2018	104	FV	359,900	0	6,094.	319,500	679,400	679,400	Year End Roll	12/20/2017
2017	104	FV	337,300	0	13,948.	419,200	756,500	756,500	Year End Roll	1/3/2017
2016	104	FV	337,300	0	13,948.	385,700	723,000	723,000	Year End	1/4/2016
2015	104	FV	280,700	0	13,948.	360,500	641,200	641,200	Year End Roll	12/11/2014
2014	104	FV	280,700	0	13,948.	332,000	612,700	612,700	Year End Roll	12/16/2013
2013	104	FV	292,000	0	13,948.	332,000	624,000	624,000		12/13/2012

!13412!

PRINT

Date	Time
12/11/20	03:22:25

LAST REV

Date	Time
03/27/20	10:20:52
danam	
13412	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
85 PAUL REVERE	55490-377		9/29/2010	Change>Sale	460,000	No	No		See plan 464 of 2010
1406 MASSACHUSE	55109-529		8/4/2010	Intra-Corp	10	No	No		
MARANIAN ARTHUR	48493-550		2/2/2007	Family	290,000	No	No		SEE 173-2-2
	20545-223		5/1/1990		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	122	Heat App	18,000	C				
6/6/2019	814	Solar Pa	14,508	C				
11/2/2011	1409	Re-Roof	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
10/17/2008	Measured	197	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114922
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6094		Sq. Ft.	Site		0	70.	0.99	6									421,973						422,000	

Total AC/HA:	0.13990	Total SF/SM:	6094	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	421,973	Spl Credit		Total:	422,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.21089745
Const Adj.:	0.99594003
Adj $ / SQ:	168.837
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	506184
Depreciation:	94150
Depreciated Total:	412034

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

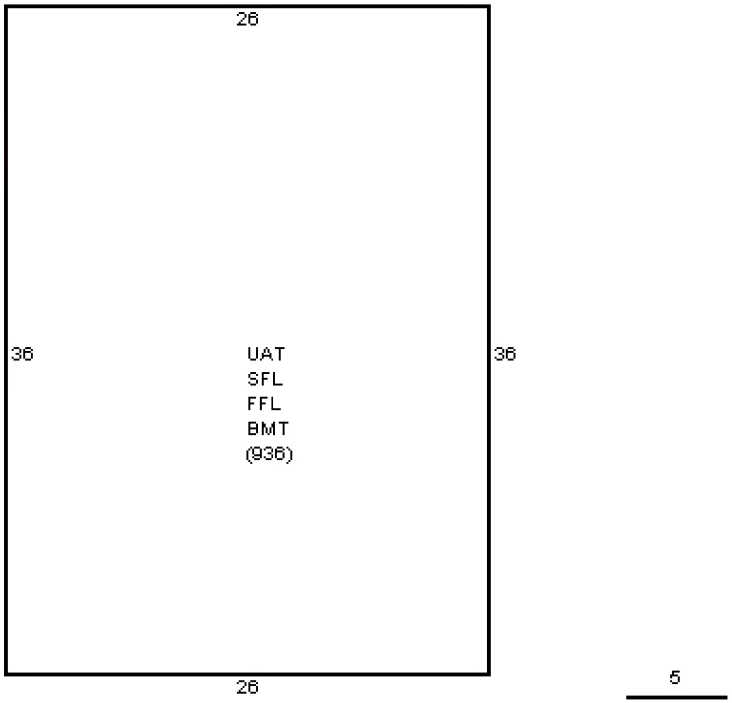
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.84
Special Features:	0	Val/Su Net:	135.44
Final Total:	412000	Val/Su SzAd	220.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	67.110	62,818
FFL	First Floor	936	168.840	158,032
SFL	Second Floor	936	168.840	158,032
UAT	Upper Attic	234	67.530	15,803
	Net Sketched Area:	3,042	Total:	394,685
Size Ad	1872	Gross Are	3744	FinArea 2340

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 173.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	104						
19	Patio	D	Y	1	10X18	A	AV	2000	4.33	T	15.2	104			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc